SKETCH OF BOUNDARY SURVEY LOCATION MAP

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SITE PHOTO

SKETCH OF BOUNDARY SURVEY LOCATION MAP SCALE: 1" = 25'45th & STREET. 70' TOTAL 40' Asphalt Pavement 15.5' Parkway Util. Easemen 12.0' 🖺 🗎 💤 [Lot 1, Blk 1 1 STY CBS **COMMERCIAL** BUILDING No. 4501 F.F.Elev. 9.60 Swillor Asphalt 550.16'(M) F.I.P. 1/2"Ø (no cap) 70' TOTAL R/W ALEXANDER C. MACLNTYRE AND DOLLY SHEFFIELD MACLNTYRE, TRUSTEES OF THE ALEXANDER C. MACLITYRE TRUST U/A DATED JANUARY 12, 2004, AND/OR ITS ASSIGNS A.T.I.M.A. ALEXANDER C. MACLNTYRE AND DOLLY SHEFFIELD MACLNTYRE,

Miami Dade Control Con

1952016 6HDF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,

Date Time Stamp

Ronaldo Acle 5/19/2016 11:08:54 AMA



4501 S.W. 74th AVE, MIAMI FL. 33155 SITE ADDRESS: 13-1217 DATE OF SURVEY DECEMBER 9, 2013

ENCROACHMENTS AND OTHER POINTS OF INTEREST:

THERE IS A ALUMINIUM ROOFED ENCROACHING INTO THE REAR EASEMENT OF

THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AH (SEE NOTE 1)

IOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AH" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 120635-452L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. BASE FLOOD ELEVATION OF 10.00 FEET (NGVD). A PORTION OF THE PROPERTY IS ALSO WITHIN A FLOOD ZONE "
- ② LAND AREA OF SUBJECT PROPERTY: 20,000 SF (+/-)
- (3) ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY BENCH MARK No. 3-558, WITH AN ELEVATION OF
- (4) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.00°41'17"E., BEING THE RECORDED BEARING FOR THE CENTERLINE OF GROVE DRIVE, AS SHOWN ON PLAT BOOK 109 AT PAGE 41 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY FLORIDA.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/200 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 5J-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF "BOUNDARY SURVEY" AND THE SURVEY MAP RESULTING THEREFROM OF THE ABOVE DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA" PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTED LAW, CHAPTER 472.027, OF THE FLORIDA STATUTES.

American Services of Miami, Consulting Engineers . Planners . Surveyors



CO-TRUSTEES OF THE ALEXANDER C.MACLITYRE CHARITABLE

LEANDRO O. LEAL, P.A.

Disp. Trade Stamp Name AMERICAN TITLE INSURANCE COMPANY

ZONE Approved ORLE PROPERTIES CORPORATION.

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

9360 S.W. 72nd Street, Suite 200 Miami, Florida, 33173 PH: (305) 598-5101 FAX: (305) 598-8627

ASOMIAMI.COM

PROFESSIONAL LAND SURVEYOR AND MAPPER NO 6771 STATE OF FLORIDA

DATE: DECEMBER 17, 2013

LB 6683

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